

052.A

0001

0001.0

Map

Block

Lot

1 of 1

Commercial

CARD

ARLINGTON

APPRaised:

718,000 /

718,000

USE VALUE:

718,000 /

718,000

ASSESSed:

718,000 /

718,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
22		MILL ST, ARLINGTON

OWNERSHIP

Owner 1:	FITZPATRICK MICHAEL F
Owner 2:	
Owner 3:	
Street 1:	22 MILL ST #001
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

PREVIOUS OWNER

Owner 1:	FITZPATRICK MICHAEL F/MARJORIE -
Owner 2:	-
Street 1:	22 MILL ST #2
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo-Comm with a Condo Office Building built about 1984, having primarily Brick Exterior and 1794 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 1 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	I	INDUSTRIA		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
343	Condo-Comm		0		Sq. Ft.	Site		0	0.	0.00	MS																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
343	0.000	718,000			718,000
Total Card	0.000	718,000			718,000
Total Parcel	0.000	718,000			718,000
Source:	Market Adj Cost	Total Value per SQ unit /Card:	400.22	/Parcel:	400.22

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	343	FV	718,000	0	.		718,000		Year end	12/23/2021
2021	343	FV	711,200	0	.		711,200		Year End Roll	12/10/2020
2020	343	FV	711,200	0	.		711,200	711,200	Year End Roll	12/18/2019
2019	343	FV	846,700	0	.		846,700	846,700	Year End Roll	1/3/2019
2018	343	FV	527,800	0	.		527,800	527,800	Year End Roll	12/20/2017
2017	343	FV	498,800	0	.		498,800	498,800	Year End Roll	1/3/2017
2016	343	FV	498,800	0	.		498,800	498,800	Year End	1/4/2016
2015	343	FV	346,200	0	.		346,200	346,200	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FITZPATRICK MIC	70738-307		3/15/2018	Convenience	10	No	No		
LARSON GARY L-J	53659-442		10/9/2009		342,000	No	No		
LARSON GARY L-J	48249-91		9/29/2006	Family	1	No	No		
	15950-220		12/1/1984		161,333	No	No	Y	

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FITZPATRICK MIC	70738-307		3/15/2018	Convenience	10	No	No		
LARSON GARY L-J	53659-442		10/9/2009		342,000	No	No		
LARSON GARY L-J	48249-91		9/29/2006	Family	1	No	No		
	15950-220		12/1/1984		161,333	No	No	Y	

PAT ACCT.

Date	Result	By	Name
5/24/2019	I & E Return	JO	Jenny O
10/2/2018	Meas/Inspect	PH	Patrick H
2/14/2017	I & E Return	EMK	Ellen K
4/6/2016	I & E Return	MM	Mary M
1/17/2014	Info Fm Prmt	EMK	Ellen K
7/10/2013	Info Fm Prmt	EMK	Ellen K
2/23/2009	Inspected	197	PATRIOT
6/1/1985		LO	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/21/2018	1377	Re-Roof	196,950	C				
8/17/2017	1051	Heat App	12,000	C				
7/28/2016	1044	Alterati	378,000		7/28/2016			Concrete replaceme
9/10/2013	1355	Re-Roof	114,000	C				
6/27/2013	973	Sign	8,000	C				
11/16/2001	860	Alterati	5,000	C				REMODEL OFFICE
5/31/1996	222	Re-Roof	15,000					REROOF FRONT ROOF
9/7/1995	513	Alterati	4,000					REMODEL LOBBY AREA

ACTIVITY INFORMATION

Date	Result	By	Name
5/24/2019	I & E Return	JO	Jenny O
10/2/2018	Meas/Inspect	PH	Patrick H
2/14/2017	I & E Return	EMK	Ellen K
4/6/2016	I & E Return	MM	Mary M
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2/23/2009	Inspected	197	PATRIOT
6/1/1985		LO	

Sign:

VERIFICATION OF VISIT NOT DATA

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

aprob

2023

Type:	63 - Condo Office		
Sty Ht:	4 - 4 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	2 - Steel		
Prime Wall:	7 - Brick		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	11 - Membrane		
Color:	BRICK		
View / Desir:			

Full Bath:		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

COMMENTS	

GENERAL INFORMATION

Grade: C+ - - Average (+)	
Year Blt:	1984
Alt LUC:	
Jurisdic	
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES

Kits:		Rating:
A Kits:		Rating:
Frpl:		Rating:
WSFlue:		Rating:

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	3.940000057
Name:	2 - 3002

RESIDENTIAL GRID

1st Res Grid	Desc:												# Units
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:		BRs:		Baths:		HB 1						

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1	- Drywall	
Sec Int Wall:			%
Partition:	T	- Typical	
Prim Floors:	4	- Carpet	
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	2	- Gas	
Heat Type:	1	- Forced H/Air	
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

DEPRECIATION

Phys Cond:	AV - Average	28.0%
Functional:		
Economic:		
Special:		
Override:		
	Total:	28.0%

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

[illegible]

CALC SUMMARY

Basic \$ / SQ:	250.00
Size Adj.:	1.25000000
Const Adj.:	1.51439393
Adj \$ / SQ:	473.248
Other Features:	6256
Grade Factor:	1.10
NBHD Inf:	1.05999994
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	997237
Depreciation:	279226
Depreciated Total:	718010

COMPARABLE SALES

Rate	Parcel ID	Type	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:		Before Depr:	551.81	
Special Features:	0	Val/Su Net:	400.22	
Final Total:	718000	Val/Su SzAd	400.22	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

[illegible]

More: N	Total Yard Items:	Total Special Features:	Total:
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SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	First Floor	1,794	473.250	849,000	
Net Sketched Area:		1,794	Total:	849,000	
Size Ad	1794	Gross Area	1794	FinArea	1794

SUB AREA DETAIL

[illegible]

IMAGE

AssessPro Patriot Properties, Inc

